

DUPREE LAKES
COMMUNITY DEVELOPMENT DISTRICT PARCEL

DESCRIPTION: A parcel of land lying in Sections 6 and 7, Township 26 South, Range 19 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of the Southeast 1/4 of said Section 7 for a **POINT OF BEGINNING**, run thence along the East boundary of the Northeast 1/4 of said Southeast 1/4 of Section 7, S.00°38'39"W., 1181.23 feet; thence along a line lying 150.00 feet North of and parallel with the South boundary of said Northeast 1/4 of the Southeast 1/4 of Section 7, N.89°58'22"W., 795.00 feet; thence S.45°00'00"W., 212.03 feet to a point on said South boundary of the Northeast 1/4 of the Southeast 1/4 of Section 7; thence along said South boundary of the Northeast 1/4 of the Southeast 1/4 of Section 7, N.89°58'22"W., 379.20 feet to the Northeast corner of the Southwest 1/4 of said Southeast 1/4 of Section 7, also being the Northeast corner of that certain first parcel as described and recorded in Official Records Book 544, Page 324, of the Public Records of Pasco County, Florida; thence along the Easterly boundary of said certain first parcel as described and recorded in Official Records Book 544, Page 324, the following three (3) courses: 1) along the East boundary of said Southwest 1/4 of the Southeast 1/4 of Section 7, S.00°55'31"W., 301.54 feet; 2) S.78°26'46"W., 638.42 feet; 3) S.01°02'46"W., 881.50 feet to the Southeast corner of said certain first parcel as described and recorded in Official Records Book 544, Page 324, said point also lying on the South boundary of said Section 7; thence along said South boundary of Section 7, N.89°22'54"W., 1423.50 feet to the Southeasterly corner of CONNERS LAKE FRONT ESTATES, according to the plat thereof as recorded in Plat Book 4, Page 60, of the Public Records of Pasco County, Florida; thence along the Easterly boundary of said CONNERS LAKE FRONT ESTATES, N.17°10'07"W., 402.44 feet to the Southerlymost corner of that parcel as recorded in Official Records Book 1292, Page 679, of the Public Records of Pasco County, Florida; thence N.72°49'53"E., 400.00 feet; thence N.17°10'07"W., 595.81 feet; thence S.72°49'53"W., 400.66 feet to the Northerlymost corner of said parcel as recorded in Official Records Book 1292, Page 679, said point also lying on the aforesaid Easterly boundary of CONNERS LAKE FRONT ESTATES; thence along said Easterly boundary of CONNERS LAKE FRONT ESTATES, the following six (6) courses: 1) N.17°13'20"W., 232.35 feet to a point of curvature; 2) Northwesterly, 414.10 feet along the arc of a curve to the left having a radius of 741.78 feet and a central angle of 31°59'08" (chord bearing N.33°12'54"W., 408.74 feet) to a point of tangency; 3) N.49°12'28"W., 470.72 feet to a point of curvature; 4) Northwesterly, 288.89 feet along the arc of a curve to the right having a radius of 385.28 feet and a central angle of 42°57'43" (chord bearing N.27°43'36"W., 282.17 feet) to a point of tangency; 5) N.06°14'44"W., 173.21 feet to a point of curvature; 6) Northerly, 145.07 feet along the arc of a curve to the left having a radius of 364.26 feet and a central angle of 22°49'04" (chord bearing N.17°39'16"W., 144.11 feet) to a point on a curve on the Southerly boundary of DUPREE GARDENS ESTATES, according to the plat thereof as recorded in Plat Book 4, Page 81, of the Public Records of Pasco County, Florida; thence along the Southerly and Easterly boundaries of said DUPREE GARDENS ESTATES, in respective order, the following six (6) courses: 1) Easterly, 199.26 feet along the arc of a curve to the left having a radius of 259.15 feet and a central angle of 44°03'14" (chord bearing N.81°36'49"E., 194.38 feet) to a point on a curve; 2) Northeasterly, 251.93 feet along the arc of a curve to the left having a radius of 866.08 feet and a central angle of 16°40'00" (chord bearing N.51°14'42"E., 251.04 feet) to a point of tangency; 3) N.42°54'42"E., 458.80 feet to a point on a curve; 4) Northerly, 254.93 feet along the arc of a curve to the left having a radius of 344.62 feet and a central angle of 42°23'01" (chord bearing N.21°43'13"E., 249.16 feet) to a point of tangency; 5) N.00°31'42"E., 790.50 feet; 6) N.06°08'18"W., 610.00 feet to the Northeasterly corner of said DUPREE GARDENS ESTATES; thence along the Northerly boundary of said DUPREE GARDENS ESTATES, S.78°24'39"W., 1669.41 feet to the

Northwesterly corner of said DUPREE GARDENS ESTATES, said point also lying on the West boundary of the Northwest 1/4 of the aforesaid Section 7; thence along said West boundary of the Northwest 1/4 of Section 7, N.00°21'42"E., 1163.25 feet to the Northwest corner of said Section 7; thence along the West boundary of the Southwest 1/4 of the aforesaid Section 6, the following two (2) courses: 1) continue, N.00°21'42"E., 166.99 feet to the Southeast corner of Section 1, Township 26 South, Range 18 East, Pasco County, Florida; 2) N.00°32'03"E., 856.43 feet to a point on the Easterly maintained right-of-way line of EHREN ROAD (COUNTY ROAD No. 583); thence along said Easterly maintained right-of-way line, the following three (3) courses: 1) N.25°28'11"E., 519.91 feet to a point of curvature; 2) Northeasterly, 287.26 feet along the arc of a curve to the right having a radius of 807.00 feet and a central angle of 20°23'42" (chord bearing N.35°40'02"E., 285.74 feet) to a point of tangency; 3) N.45°51'53"E., 368.37 feet to the Southwest corner of that parcel of land as recorded in Official Records Book 4184, Page 1564, of the Public Records of Pasco County, Florida; thence along the South and East boundaries of said parcel, in respective order, the following two (2) courses: 1) S.88°52'25"E., 102.66 feet to the Southeast corner thereof; 2) N.00°46'32"E., 93.65 feet; thence S.87°48'51"E., 753.33 feet to a point on the East boundary of the Northwest 1/4 of the aforesaid Southwest 1/4 of Section 6; thence along said East boundary of the Northwest 1/4 of the Southwest 1/4 of Section 6, the following two (2) courses: 1) S.00°52'00"W., 78.29 feet; 2) S.00°52'39"W., 330.95 feet to the Northwest corner of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of said Southwest 1/4 of Section 6; thence along the North boundary of said South 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 6, S.89°06'59"E., 667.77 feet to the Northeast corner of said South 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 6; thence along the East boundary of said South 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 6, S.00°49'22"W., 348.16 feet to the Northeast corner of the West 1/2 of the Southeast 1/4 of said Southwest 1/4 of Section 6; thence along the East boundary of said West 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 6, S.00°46'28"W., 313.35 feet to the Northwest corner of the South 3/4 of the East 1/2 of said Southeast 1/4 of the Southwest 1/4 of Section 6; thence along the North boundary of said South 3/4 of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 6 and the North boundary of the West 3/4 of the South 3/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 6, S.88°34'15"E., 1658.10 feet to the Northeast corner of said West 3/4 of the South 3/4 of the Southwest 1/4 of the Southeast 1/4 of Section 6; thence along the East boundary of said West 3/4 of the South 3/4 of the Southwest 1/4 of the Southeast 1/4 of Section 6, S.00°40'41"W., 972.83 feet to the Southeast corner of said South 3/4 of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 6, said point also being the Northwest corner of that parcel of land as described in Official Records Book 1790, Page 1570, of the Public Records of Pasco County, Florida; thence along the Westerly and Southerly boundaries of said parcel, in respective order, the following fifty-one (51) courses:

- 1) S.00°45'34"W., 545.49 feet; 2) S.73°52'27"W., 53.01 feet; 3) S.64°28'42"W., 73.64 feet; 4) S.54°15'39"W., 67.49 feet; 5) S.58°19'21"W., 69.22 feet; 6) S.59°18'43"W., 64.35 feet; 7) S.56°28'33"W., 69.21 feet; 8) S.50°38'18"W., 65.33 feet; 9) S.28°49'30"W., 87.73 feet; 10) S.22°00'33"W., 66.70 feet; 11) S.04°14'29"E., 81.08 feet;
- 12) S.21°40'18"E., 60.61 feet; 13) S.36°13'34"E., 71.30 feet; 14) S.61°39'06"E., 63.82 feet; 15) S.85°43'51"E., 73.61 feet; 16) S.77°41'46"E., 63.68 feet;
- 17) S.66°31'57"E., 78.61 feet; 18) S.69°26'26"E., 77.79 feet; 19) S.71°11'36"E., 84.43 feet; 20) S.54°42'58"E., 114.31 feet; 21) S.20°09'23"E., 40.98 feet;
- 22) S.02°13'18"W., 68.62 feet; 23) S.23°15'02"W., 76.03 feet; 24) S.23°57'57"W., 66.76 feet; 25) S.25°54'05"W., 72.75 feet; 26) S.48°06'39"W., 76.30 feet;
- 27) S.51°40'16"W., 74.59 feet; 28) S.33°22'13"W., 65.16 feet; 29) S.23°35'46"W., 67.93 feet; 30) S.23°36'28"W., 75.39 feet; 31) S.13°45'35"W., 111.90 feet;
- 32) S.05°53'02"W., 113.92 feet; 33) S.21°50'43"E., 125.18 feet; 34) S.41°27'48"E., 84.85 feet; 35) S.39°38'46"E., 70.17 feet; 36) S.66°22'01"E., 74.85 feet;
- 37) S.70°20'00"E., 64.81 feet; 38) S.83°11'32"E., 71.64 feet; 39) S.50°35'03"E., 183.14 feet; 40)

S.26°51'04"E., 144.27 feet; 41) S.10°22'43"E., 237.08 feet;
42) S.04°43'27"W., 123.69 feet; 43) S.43°02'01"E., 86.37 feet; 44) S.68°22'04"E., 82.77 feet; 45)
N.86°33'26"E., 69.49 feet; 46) N.75°38'47"E., 251.63 feet;
47) N.52°28'50"E., 176.32 feet; 48) N.17°03'49"E., 149.08 feet; 49) N.25°44'31"E., 51.88 feet; 50)
N.43°09'51"E., 198.04 feet; 51) S.89°20'39"E., 456.07 feet to the Southeasterly corner thereof, said point
also lying on the East boundary of the Northeast 1/4 of the aforesaid Section 7; thence along said East
boundary of the Northeast 1/4 of Section 7, S.00°44'05"W., 75.58 feet to the **POINT OF BEGINNING**.

Containing 464.701 acres, more or less.

BHC-DG-027

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JMG

June 2, 2004